

BUILDING/PARKING LOT NOTES

PROPOSED USE: MY PLACE HOTEL

FLOOR AREA:

- MAIN: 9,581 SF (INCLUDES SWMMING POOL AREA)
- SECOND LEVEL: 7,740 SF
- THIRD LEVEL: 7,740 SF
- FOURTH LEVEL: 7,740 SF
- TOTAL FLOOR AREA: 32,801 SF

ROOM NUMBER TOTAL: 63

PARKING SPACES: 74

LOT DEVELOPMENT NOTES

TOWNSHIP: 74 NORTH

RANGE: 44 WEST

SECTION: 3 (NORTHWEST 1/4)

DEVELOPMENT ACREAGE: 1.872 ACRES (81,543 SF)

ZONING: PC, PLANNED COMMERCIAL

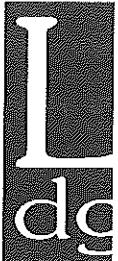
ADJOINING RECORDED DEED NAMES:

- REALTY INCOME CORP. (BLUFFS VISION II SUBDIVISION REPLAT 1, LOT 1)

FLOOD PLAIN: ZONE X, PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEE, DIKE OR OTHER STRUCTURE SUBJECT TO FAILURE DURING LARGER FLOODS. FEMA MAP PANEL #19155C0560E.

SHEET INDEX & REVISION TABLE

L dg		DATE	DEV APP	REVISION 1	REVISION 2
		6/14/2016			
	C000	COVER SHEET			
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	L100	LANDSCAPE PLAN			
	A200	BLDG ELEVATIONS			
	A201	BLDG ELEVATIONS			
	X DENOTES REVISED OR NEW SHEET				



LEGACY DESIGN GROUP
1910 8TH AVENUE
ABERDEEN, SD 57110
VOICE: 605.725.5257
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OWNER:
CB VENTURE

MY PLACE
HOTEL
35TH STREET,
AVE. & MID-AM
DRIVE
COUNCIL BLUFFS
LOT 2, BLUFFS
II SUBDIVISION
REPLAT

CONTACTS

OWNER/DEVELOPER:

CB VENTURE, LLC
BILL FOLKERTS
15 8TH AVE. SE
WATERTOWN, SD 57201
605.868.1347

ARCHITECT:

THE RICHARDSON DESIGN PARTNERSHIP
JEFF BYERS, AIA
510 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.355.6666

CIVIL ENGINEER:

LEGACY DESIGN GROUP
CRAIG LARSEN, PE
1910 8TH AVE. NE
ABERDEEN, SD
605.725.5257

SURVEYOR:

TD2A
CHRIS DORNER, LS
10836 OLD MILL RD.
OMAHA, NE 68154
402.330.8860

GEOTECHNICAL ENGINEER:

TD2A
KURTIS L. ROHN, PE
10836 OLD MILL RD.
OMAHA, NE 68154
402.330.8860

UTILITY PROVIDERS

SANITARY SEWER, STORM SEWER:

CITY OF COUNCIL BLUFFS PUBLIC WORKS, 712.328.4634

WATER:

COUNCIL BLUFFS WATER WORKS, 712.328.1006

ELECTRIC:

MIDAMERICAN ENERGY, 800.329.6261

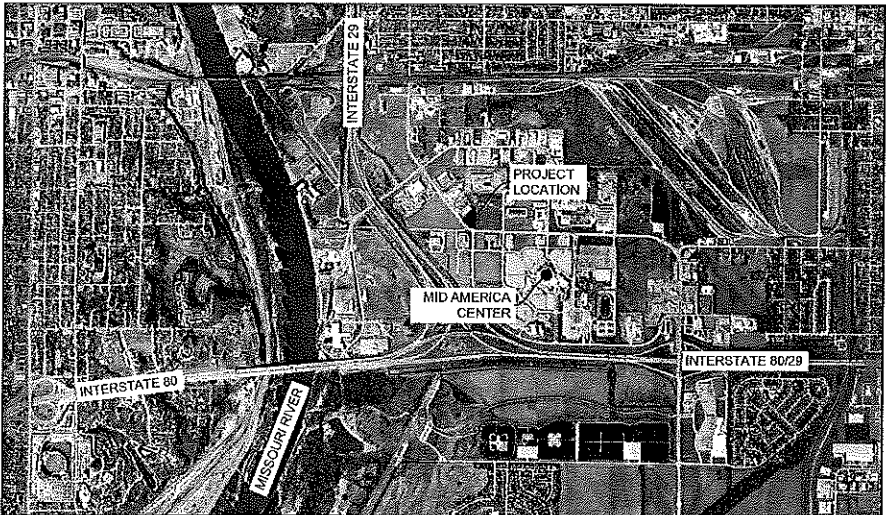
NATURAL GAS:

BLACKHILLS ENERGY, 888.890.5554

COMMUNICATIONS/CABLE PROVIDER OPTIONS:

COX COMMUNICATIONS, 402.319.2098
KICKERTEX.NET, 888.865.6943
CENTURY LINK, 402.319.2098
(CONFIRM PROVIDER W/OWNER)

VICINITY MAP



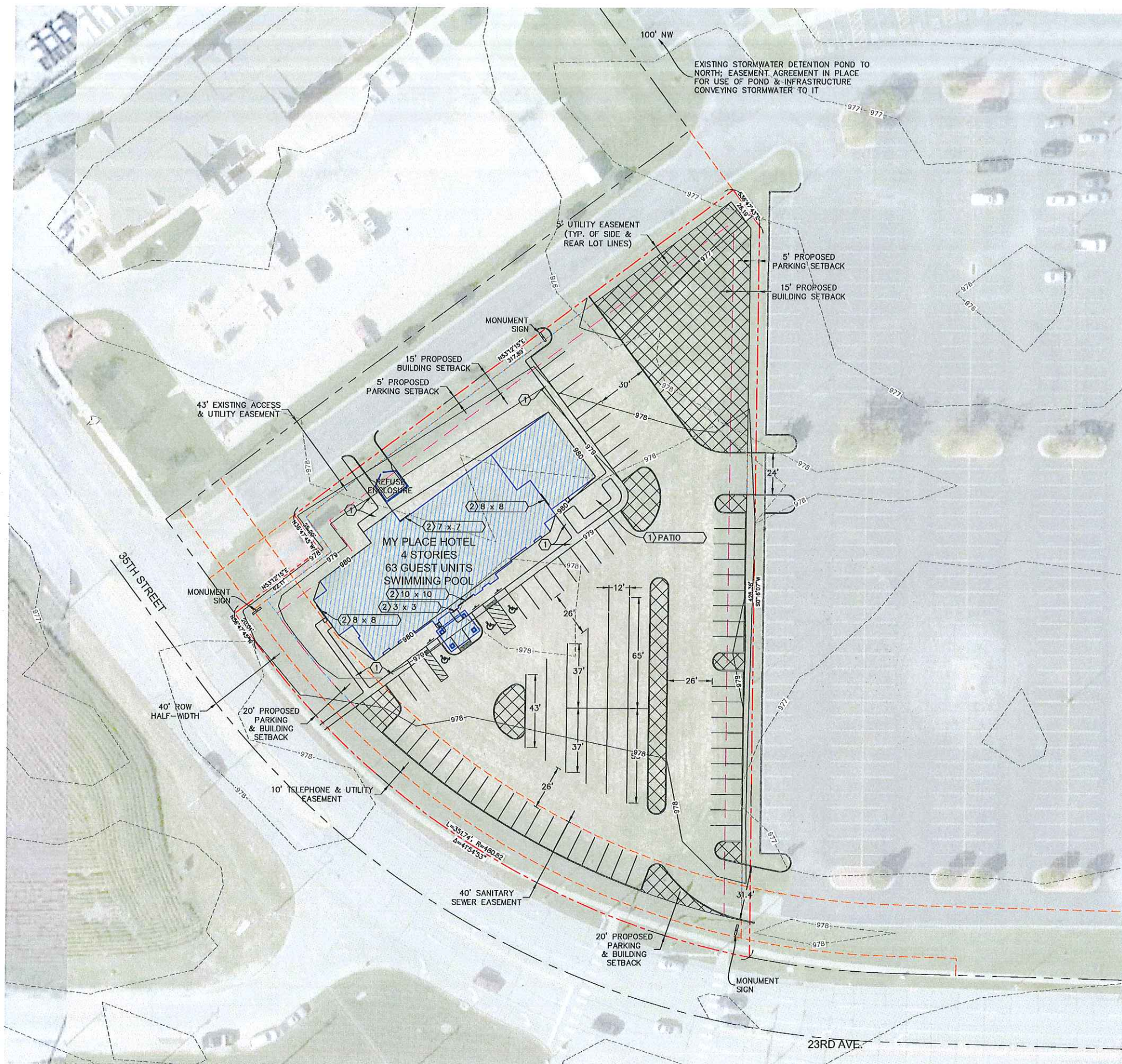
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DEV'T PL
COVER SH
C000



LEGEND	
	PROPERTY LINE OF INTEREST
	PARKING OFFSET REQ'T
	BUILDING OFFSET REQ'T
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING CENTERLINE
	EXISTING CURB & GUTTER
	PROPOSED CURB
	PROPOSED BUILDING
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED SIGNAGE
	INTERIOR PARKING LANDSCAPING

KEY TAGS:

- ① CONCRETE SIDEWALK
- ② MY PLACE BRAND SIGNAGE

PARKING/LANDSCAPING CALCULATIONS:

- 1 STALL PER HOTEL ROOM
- 63 ROOMS: 63 STALLS REQUIRED
- STALLS PROVIDED: 74
 - INCLUDES 3 ADA STALLS
 - INCLUDES 10 OVERSIZED STALLS
- PARKING LANDSCAPING REQUIRED: 4,193 SF
 - (10% OF PARKING AREA)
- PARKING LANDSCAPING PROVIDED: 11,638 SF (28%)

SIGNAGE SUMMARY:

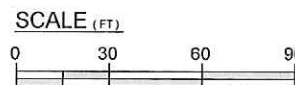
- PROPOSED ALLOWABLE BUILDING SIGNAGE: 400 SF
 - (LESSER OF 400 SF & 2 x FRONTAGE)
- PROPOSED BUILDING SIGNAGE: 286 SF
 - 10X10 - FRONT CENTER GABLE
 - 8X8 - NORTH BUILDING FACE
 - 8X8 - SOUTH BUILDING FACE
 - 7X7 - REAR CENTER GABLE
 - 3X3 - ADJACENT TO FRONT DOOR
- PROPOSED ALLOWABLE MONUMENT SIGNAGE: 400 SF
 - (LESSER OF 400 SF & 1.5 x FRONTAGE)
- PROPOSED MONUMENT SIGNAGE: 216 SF
 - 6X6 MONUMENT SIGN AT ACCESS (3)
- ALL SIGNAGE TO BE BACKLIT
- SIGNAGE STYLE:



BUILDING MOUNTED SIGN



MONUMENT SIGN



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OWNER:
CB VENTURE, LLC
**MY PLACE
HOTEL**
35TH STREET, 23RD
AVE. & MID-AMERICA
DRIVE
COUNCIL BLUFFS, IA
LOT 2, BLUFFS VISION
II SUBDIVISION,
REPLAT 1



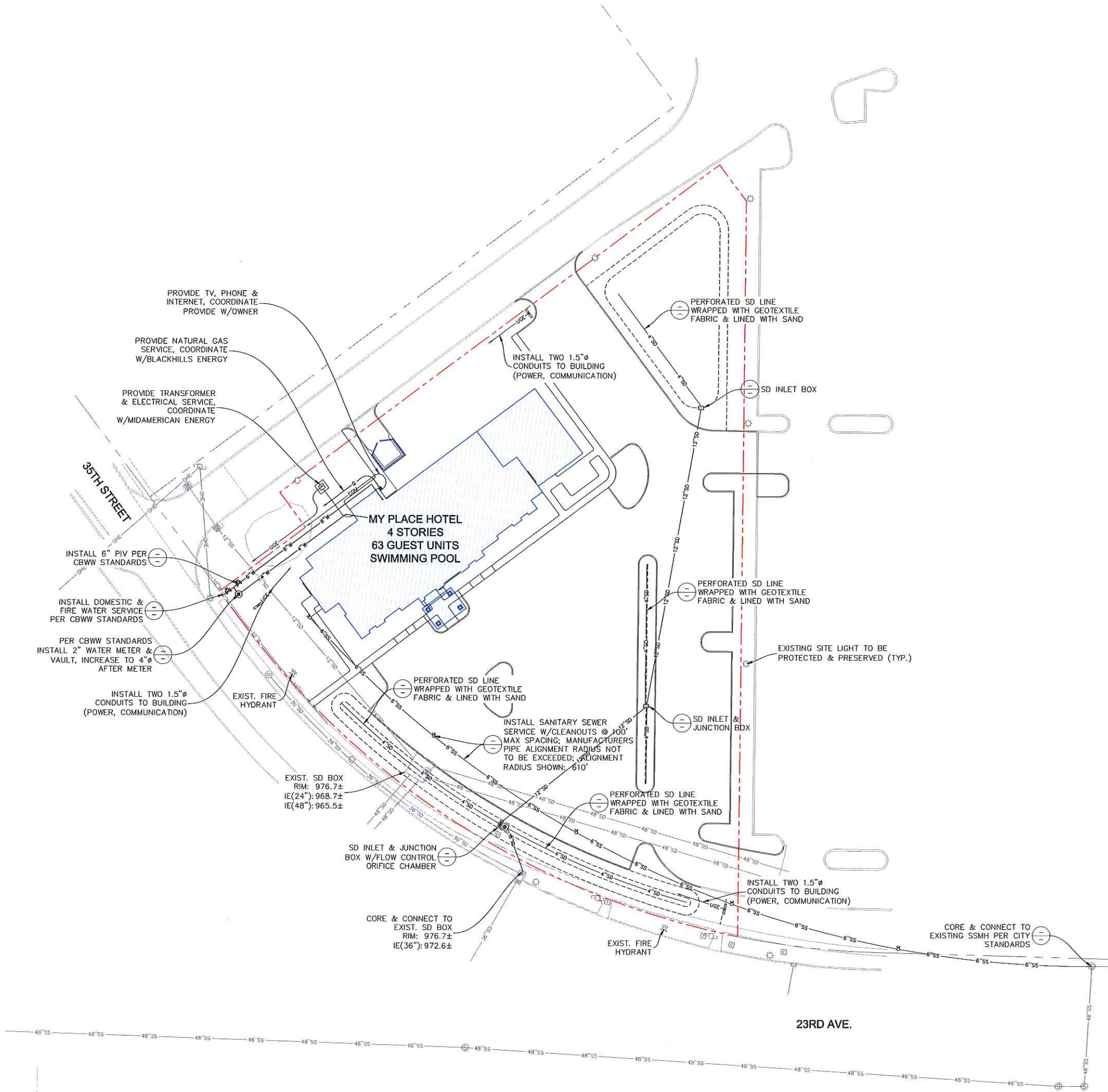
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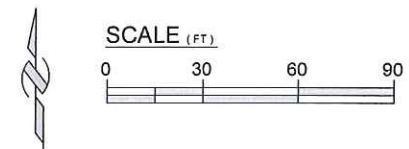
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DEV'T PLAN
C100



LEGEND		
PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
□	□	STORMDRAIN INLET
□	□	STORMDRAIN COMBINATION BOX
○	○	STORMDRAIN MANHOLE
⌘	⌘	DOWNSPOUT (ROOF DRAIN W/CONNECTION)
⌘	⌘	ROOFDRAIN (OUTLET TO LANDSCAPING)
⌘	⌘	CLEANOUT
⊙	⊙	SANITARY SEWER MANHOLE
⊞	⊞	ELECTRICAL/TRANSFORMER BOX
⌘	⌘	FIRE HYDRANT
⊞	⊞	WATER METER
⌘	⌘	WATER VALVE/POST INDICATOR VALVE
⌘	⌘	FIRE DEPT. CONNECTION
⊙	⊙	SITE LIGHT
⌘	⌘	POWER POLE

- GENERAL UTILITY NOTES:
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES FOR EXISTING UTILITY MARKING, DIAL 811.
 - CONTRACTOR SHALL FOLLOW GUIDELINES & RECOMMENDATIONS OF GEOTECHNICAL INVESTIGATION & ALL ADDENDUMS BY TD2, INC.
 - ALL UTILITY INSTALLATIONS SHALL BE DONE PER LOCAL JURISDICTION AND AGENCY REQUIREMENTS AND SPECIFICATIONS.
- UTILITY CONTACTS:
- ELECTRIC
 - MIDAMERICAN ENERGY; DAVE FITCH, 402.699.3887
 - NATURAL GAS
 - BLACKHILLS ENERGY; JOHN, 402.366.5669
- FIRE PROTECTION:
- CONSTRUCTION TYPE: VA
 - BUILDING FLOOR AREA: 32,801 SF
 - FIRE FLOW DEMAND PER IFC APPX B: 3,250 GPM
 - FULLY SPRINKLED 75% REDUCTION: 813 GPM
 - 1 HYDRANT REQ'D PER IFC APPX C
 - 2 EXISTING HYDRANTS PROVIDED



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LOT 2, BLUFFS VISION
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REPLAT 1

Know what's below.
Call before you dig.

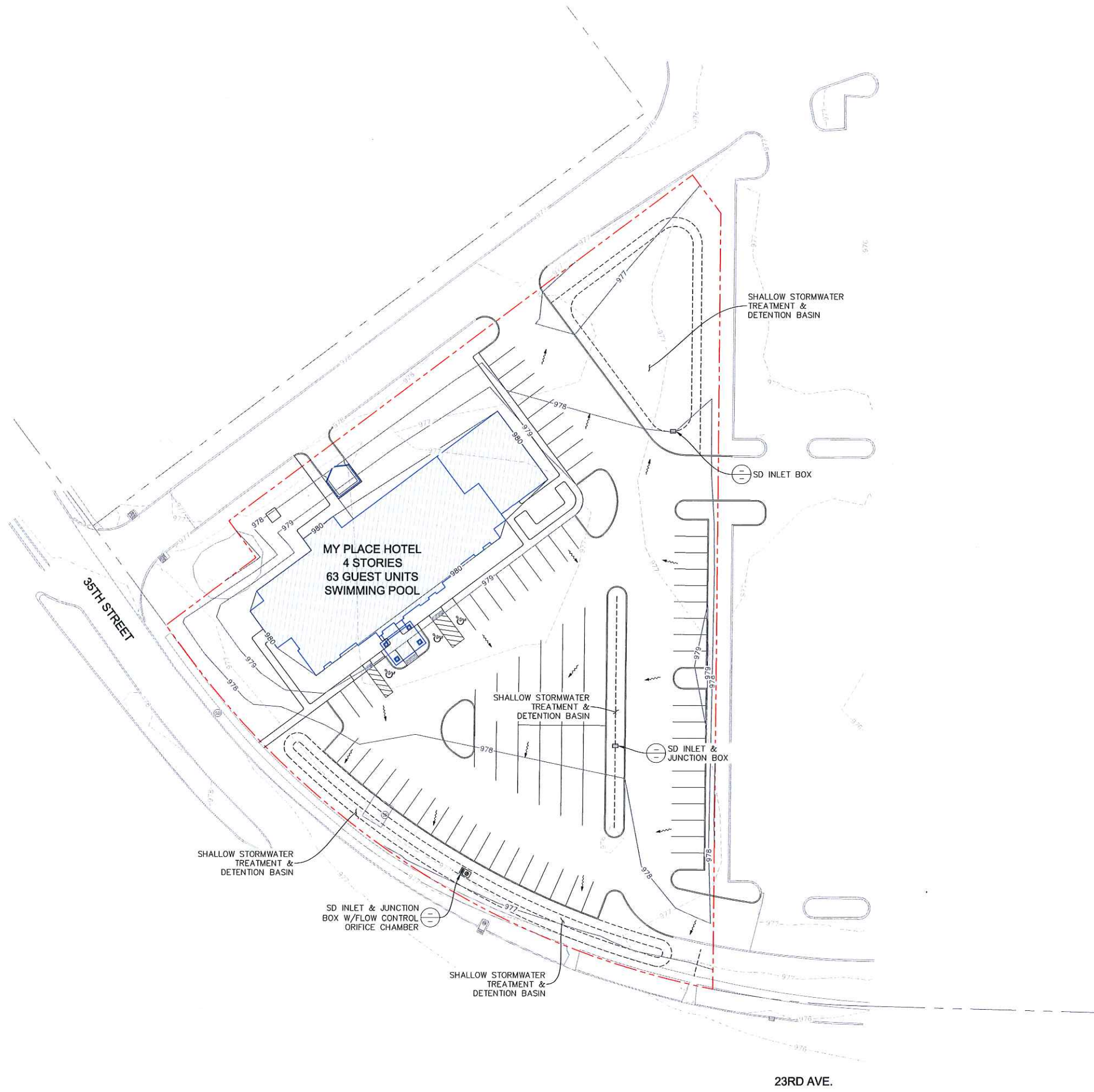
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ISSUE DATE: JUN 28, 2016

PROFESSIONAL ENGINEER
CRAIG B. LARSEN
No. 21851
IOWA

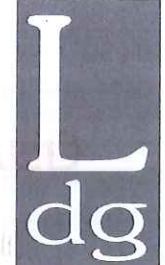
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PRELIMINARY
UTILITY PLAN
C200



LEGEND	
PROPOSED	EXISTING
4650	4650
4649	4649
	MAJOR CONTOUR
	MINOR CONTOUR
	BUILDING/STRUCTURE
	CURB, GUTTER
	PROPERTY LINE
SD	STORMDRAIN INLET
SD	STORMDRAIN COMBINATION BOX
SD	STORMDRAIN MANHOLE
SD	DOWNSPOUT CONNECTION
SD	ROOF DRAIN
SD	CLEANOUT
	GRADE BREAK LINE/CONVERGENCE POINT

- GRADING & DRAINAGE NOTES:
1. FINE GRADING DETAILS TO BE DETERMINED UPON DETAILED DESIGN FOR BUILDING PERMIT.
 2. CONTOURS & DRAINAGE ARROWS ARE PROVIDED TO SHOW THE OVERALL GRADING AND DRAINAGE PATTERNS.
 3. SITE IS LOCATED WITHIN ZONE "X" AND PROTECTED BY LEVEES, DIKE, OR OTHER STRUCTURE FROM THE 1% ANNUAL CHANCE FLOOD PER FEMA FLOOD INSURANCE RATE MAPS.



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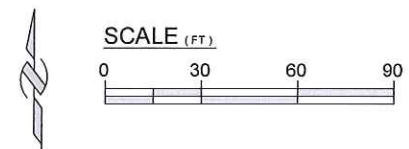
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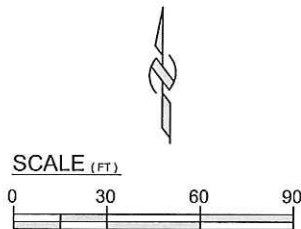
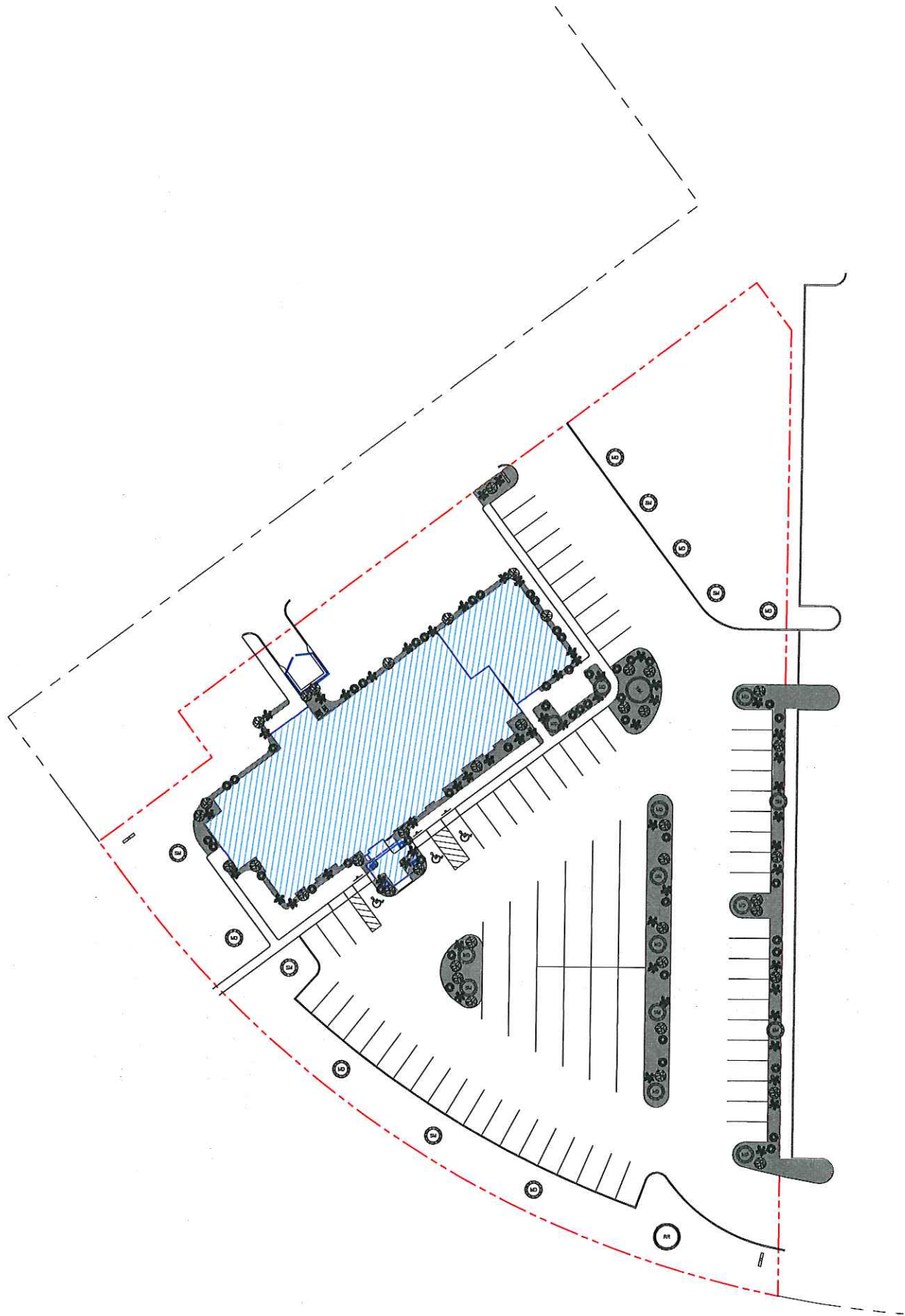
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PRELIMINARY
GRADING PLAN
C300





LEGEND	
PROPOSED	EXISTING
SD	SD STORMDRAIN LINE
SS	SS SANITARY SEWER LINE
W	W WATER LINE
OHE	OHE OVERHEAD ELECTRIC LINE
UCE	UCE UNDERGROUND ELECTRIC LINE
COM	COM COMMUNICATIONS LINE
G	G GAS LINE
COND	COND CONDUIT
	PROPERTY LINE
STORMDRAIN INLET	
STORMDRAIN COMBINATION BOX	
STORMDRAIN MANHOLE	
DOWNSPOUT (ROOF DRAIN W/CONNECTION)	
ROOFDRAIN (OUTLET TO LANDSCAPING)	
CLEANOUT	
SANITARY SEWER MANHOLE	
ELECTRICAL/TRANSFORMER BOX	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
SITE LIGHT	

LANDSCAPE NOTES:
1. CONTRACTOR MAY ADJUST OR MODIFY LANDSCAPING PLAN AND PLANT SPECIES INDICATED HERE SO LONG AS ALL CITY REQUIREMENTS ARE MET AND OWNER APPROVES ALL CHANGES.
2. CONTRACTOR TO PROVIDE DESIGN-BUILD FULLY AUTOMATIC IRRIGATION SYSTEM AND PROVIDE AS-BUILT DRAWING OF THE SYSTEM.

LANDSCAPE SPECIES

TREES

CODE	COMMON NAME	SCIENTIFIC NAME	MIN. TRUNK Ø	MATURE SIZE	QTY	TYPE
BM	BLACK MAPLE	ACER NIGRUM	1 1/2"	40'	1	DECID. SHADE
RR	ROYAL RED MAPLE	ACER PLATANOIDES 'ROYAL RED'	1 1/2"	50'	1	DECID. SHADE
MD	MAY DAY	PRUNUS PADUS COMMUTATA	1 1/2"	15'	15	ORNAMENTAL
SM	SHOWY MOUNTAIN ASH	SORBUS DECORA	1 1/2"	15'	10	ORNAMENTAL

SHRUBS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY
✱	EUROPEAN VARIEGATED DOGWOOD	CORNUS ELEGANTISSIMA	59
⊙	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS GRANDIFLORA 'ANNABELLE'	50
⊙	GOLDFLAME SPIREA	SPIREA BUMALDA 'GOLDFLAME'	41

3" DEPTH CLEAN LANDSCAPE ROCK OVER 3 MIL. PLASTIC BARRIER (6471 sf); INSTALL 5" BLACK COMMERCIAL GRADE POLYETHYLENE EDGING TO SEPARATE FROM TURF (334 lf)

TURF BY SEEDING - ALL AREAS WITHIN PROPERTY NOT ALREADY TREATED WITH HARDSCAPE OR LANDSCAPE & UP TO STREET CURBS ON 35TH ST & 23RD AVE.



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OWNER:
CB VENTURE, LLC
MY PLACE
HOTEL
35TH STREET, 23RD
AVE. & MID-AMERICA
DRIVE
COUNCIL BLUFFS, IA
LOT 2, BLUFFS VISION
II SUBDIVISION,
REPLAT 1



Rev.	Date	Comment

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LANDSCAPE
PLAN
L100



2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1 BACK ELEVATION
SCALE: 1/8" = 1'-0"

COLOR LEGEND

- A MANUF: JAMES HARDIE
COLOR: COUNTRYLANE RED
- B MANUF: JAMES HARDIE
COLOR: BOOTHBAY BLUE
- C MANUF: JAMES HARDIE
COLOR: NAVAJO BEIGE

MATERIAL LEGEND

PROVIDE THE FOLLOWING BASIS OF DESIGN FINISHES OR APPROVED EQUAL PRODUCTS

- ASPHALT SHINGLES
COLOR: MATCH OWEN'S
CORNING ESTATE GRAY
- SINGLE-PLY MEMBRANE ROOF
COLOR: OWNER TO SELECT
- ADHERED STONE VENEER "A"
MANUF: HARRISTONE
STYLE & COLOR: OWNER TO SELECT
- ADHERED STONE VENEER "B"
MANUF: HARRISTONE
STYLE & COLOR: OWNER TO SELECT
- CEMENT BOARD SIDING "A" - LAP SIDING
EXPOSURE: 4"
COLOR: SEE ELEVATION
- CEMENT BOARD SIDING "B" - LAP SIDING
EXPOSURE: 8"
COLOR: SEE ELEVATION
- CEMENT BOARD SIDING "C" - BOARD AND BATTEN
EXPOSURE: 14" VERTICAL (16" PANEL WIDTH)
COLOR: SEE ELEVATION
- DECORATIVE STONE LINTEL
MANUF: HARRISTONE
COLOR: OWNER TO SELECT
- SOFFIT PANEL
EXPOSURE: 16"
COLOR: COLOR TO MATCH "NAVAJO BEIGE"

COLOR OF ALL FASCIA, TRIM & GUTTERS TO MATCH SOFFIT PANEL

KEYNOTES

- 1 RIDGE VENT.
- 2a ASPHALT SHINGLES.
SEE MATERIAL LEGEND.
- 2b SINGLE-PLY ROOF MEMBRANE.
SEE MATERIAL LEGEND.
- 3a ADHERED STONE VENEER "A".
SEE MATERIAL LEGEND.
- 3b ADHERED STONE VENEER "B".
SEE MATERIAL LEGEND.
- 4 HEATING/COOLING UNIT. VERIFY ROUGH
OPENING W/ MANUFACTURER.
- 5a CEMENT BOARD SIDING W/ 4" EXPOSURE.
SEE MATERIAL LEGEND.
- 5b CEMENT BOARD SIDING W/ 8" EXPOSURE.
SEE MATERIAL LEGEND.
- 5c CEMENT BOARD SIDING W/ 14" EXPOSURE.
SEE MATERIAL LEGEND.
- 6 GUTTER AND DOWNSPOUTS. SIZE, AND
LOCATION TO BE DETERMINED BY RUN-OFF
CALCULATIONS AND SHOP DRAWINGS. VERIFY
DOWNSPOUT DISCHARGE W/ G.C. TO PREVENT
WATER FLOWING ACROSS LANDSCAPING OR
OVER SIDEWALKS. WHEN REQUIRED, ROUTE
DOWNSPOUTS TO STORM SEWER. SEE CIVIL
DRAWINGS.
- 7 EXTERIOR LIGHTING. SEE DETAIL 10/A331.
- 8 SIDING BAND AT MATERIAL CHANGE AND
WINDOW TRIM COLOR. TO MATCH "NAVAJO
BEIGE".
- 9 STONE CAP. COLOR TO MATCH STONE LINTEL.
PROVIDE METAL FLASHING. PAINT TO MATCH
STONE LINTEL. TO RUN BEHIND SIDING AND OVER
STONE CAP.
- 10 STONE DECORATIVE LINTEL (10"x22").
- 11 ROUGH-SAWN TIMBER BEAMS. CLEAR COAT
FINISH.
- 12 10'-0" MY PLACE BUILDING SIGNAGE. UNDER
SEPARATE PERMIT.
- 13 SOFFIT PANEL. INSTALL VENT PANELS AS
INDICATED ON ROOF PLAN, SEE MATERIAL
LEGEND.
- 14 3'-0" MY PLACE BUILDING SIGNAGE. UNDER
SEPARATE PERMIT.
- 15 WOOD DECORATIVE BRACKET. SEE DETAIL
1/A331. FINISH TO MATCH TIMBER BEAMS.
- 16 DOOR. AS SCHEDULED.
- 17 7'-0" MY PLACE BUILDING SIGNAGE. UNDER
SEPARATE PERMIT.
- 18 ROOF PARAPET SCUPPER DRAIN.
- 19 BUILDING MOUNTED FLOOD LIGHTING. MOUNT
AT 15'-0" AFF. SEE DETAIL 11/A331.
- 20 BUILDING ADDRESS. INSTALL PER LOCAL
REGULATIONS.



THE
RICHARDSON
DESIGN
PARTNERSHIP,
L.L.C.

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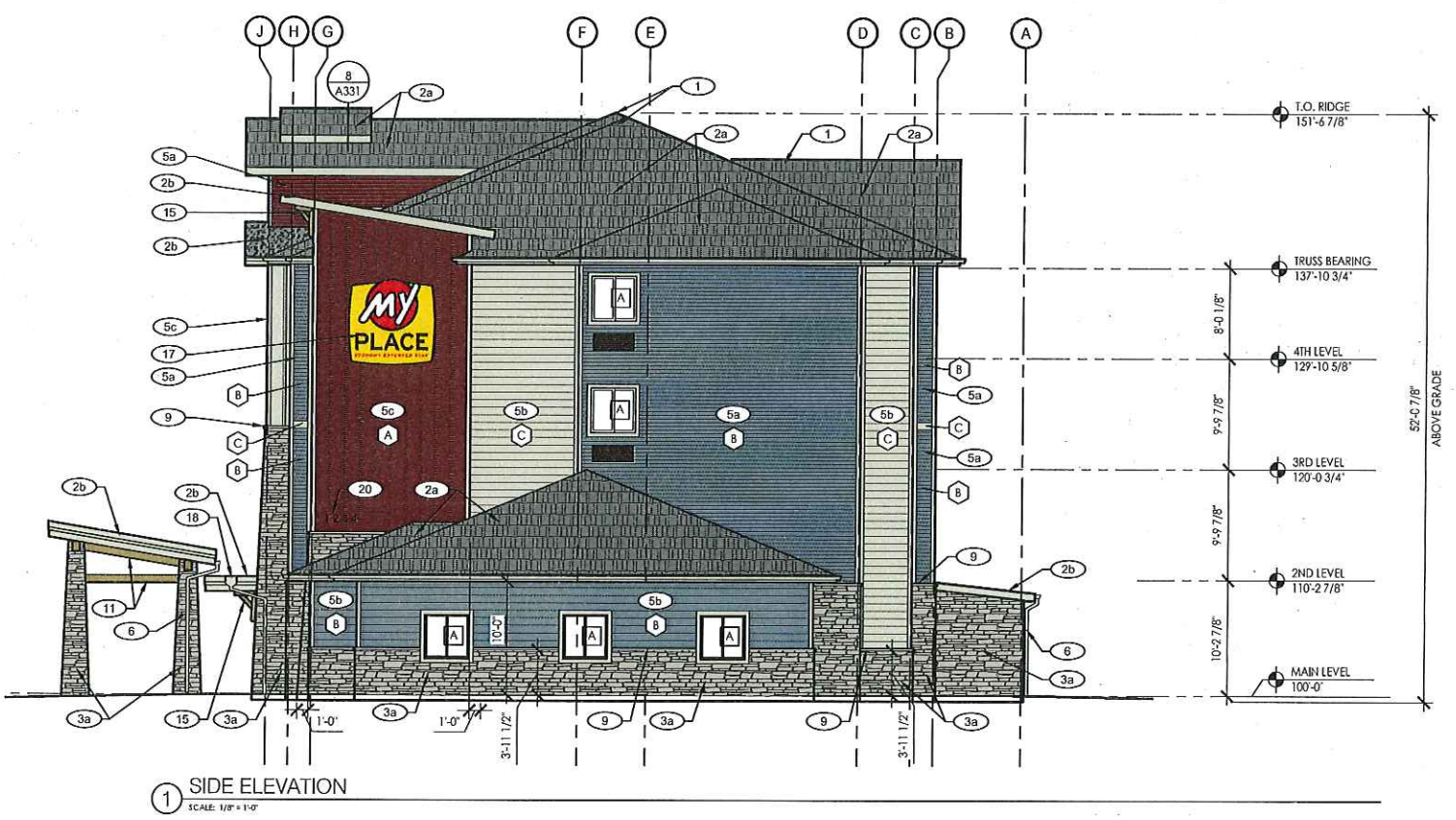
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MY PLACE EXTENDED STAY
23RD AVE.
COUNCIL BLUFFS, IA
PROJECT:

DATE: 1/12/16
DESCRIPTION: PRELIM. PLANS

EXTERIOR
ELEVATIONS - URBAN
PROJECT #
14-271.01
SHEET #
A200



COLOR LEGEND	
(A)	MANUF: JAMES HARDIE COLOR: COUNTRYTANE RED
(B)	MANUF: JAMES HARDIE COLOR: BOOTHBAY BLUE
(C)	MANUF: JAMES HARDIE COLOR: NAVAJO BEIGE

MATERIAL LEGEND	
PROVIDE THE FOLLOWING BASIS OF DESIGN FINISHES OR APPROVED EQUAL PRODUCTS	
(1)	ASPHALT SHINGLES COLOR: MATCH OWEN'S CORNING ESTATE GRAY
(2a)	SINGLE-PLY MEMBRANE ROOF COLOR: OWNER TO SELECT
(3a)	ADHERED STONE VENEER "A" MANUF: HARRISTONE STYLE & COLOR: OWNER TO SELECT
(3b)	ADHERED STONE VENEER "B" MANUF: HARRISTONE STYLE & COLOR: OWNER TO SELECT
(5a)	CEMENT BOARD SIDING "A" - LAP SIDING EXPOSURE: 4" COLOR: SEE ELEVATION
(5b)	CEMENT BOARD SIDING "B" - LAP SIDING EXPOSURE: 8" COLOR: SEE ELEVATION
(5c)	CEMENT BOARD SIDING "C" - BOARD AND BATTEN EXPOSURE: 14" VERTICAL (16" PANEL WIDTH) COLOR: SEE ELEVATION
(10)	DECORATIVE STONE LINTEL MANUF: HARRISTONE COLOR: OWNER TO SELECT
(13)	SOFFIT PANEL EXPOSURE: 16" COLOR: COLOR TO MATCH "NAVAJO BEIGE"
COLOR OF ALL FASCIA, TRIM & GUTTERS TO MATCH SOFFIT PANEL	

KEYNOTES	
(1)	RIDGE VENT.
(2a)	ASPHALT SHINGLES. SEE MATERIAL LEGEND.
(2b)	SINGLE-PLY ROOF MEMBRANE. SEE MATERIAL LEGEND.
(3a)	ADHERED STONE VENEER "A". SEE MATERIAL LEGEND.
(3b)	ADHERED STONE VENEER "B". SEE MATERIAL LEGEND.
(4)	HEATING/COOLING UNIT. VERIFY ROUGH OPENING W/ MANUFACTURER.
(5a)	CEMENT BOARD SIDING W/ 4" EXPOSURE. SEE MATERIAL LEGEND.
(5b)	CEMENT BOARD SIDING W/ 8" EXPOSURE. SEE MATERIAL LEGEND.
(5c)	CEMENT BOARD SIDING W/ 14" EXPOSURE. SEE MATERIAL LEGEND.
(6)	GUTTER AND DOWNSPOUTS. SIZE AND LOCATION TO BE DETERMINED BY RUN-OFF CALCULATIONS AND SHOP DRAWINGS. VERIFY DOWNSPOUT DISCHARGE W/ G.C. TO PREVENT WATER FLOWING ACROSS LANDSCAPING OR OVER SIDEWALKS. WHEN REQUIRED, ROUTE DOWNSPOUTS TO STORM SEWER. SEE CIVIL DRAWINGS.
(7)	EXTERIOR LIGHTING. SEE DETAIL 10/A331.
(8)	SIDING BAND AT MATERIAL CHANGE AND WINDOW TRIM COLOR. TO MATCH "NAVAJO BEIGE".
(9)	STONE CAP. COLOR TO MATCH STONE LINTEL. PROVIDE METAL FLASHING. PAINT TO MATCH STONE LINTEL. TO RUN BEHIND SIDING AND OVER STONE CAP.
(10)	STONE DECORATIVE LINTEL (10"x72").
(11)	ROUGH-SAWN TIMBER BEAMS. CLEAR COAT FINISH.
(12)	10'-0" MY PLACE BUILDING SIGNAGE. UNDER SEPARATE PERMIT.
(13)	SOFFIT PANEL. INSTALL VENI PANELS AS INDICATED ON ROOF PLAN. SEE MATERIAL LEGEND.
(14)	3'-0" MY PLACE BUILDING SIGNAGE. UNDER SEPARATE PERMIT.
(15)	WOOD DECORATIVE BRACKET. SEE DETAIL 1/A331. FINISH TO MATCH TIMBER BEAMS.
(16)	DOOR. AS SCHEDULED.
(17)	8'-0" MY PLACE BUILDING SIGNAGE. UNDER SEPARATE PERMIT.
(18)	ROOF PARAPET SCUPPER DRAIN.
(19)	BUILDING MOUNTED FLOOD LIGHTING. MOUNT AT 15'-0" AFF. SEE DETAIL 11/A331.
(20)	BUILDING ADDRESS. INSTALL PER LOCAL REGULATIONS.

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PROJECT: MY PLACE EXTENDED STAY
23RD AVE.
COUNCIL BLUFFS, IA

DATE: 1/12/16
DESCRIPTION: PRELIM. PLANS

PROJECT # 14-271.01
SHEET # A201